

BK 0357 PG 0224

STATE MS. - DESOTO CO.  
FILED

AUG 10 12 22 PM '99

JAMES O. SULLIVAN,

GRANTOR

TO

BK 357 PG 224  
W.E. DAVIS CH. CLK.

WARRANTY DEED

MICHAEL S. ZAGAISKI, ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, JAMES O. SULLIVAN, do hereby sell, convey, and warrant unto MICHAEL S. ZAGAISKI AND WIFE, REBECCA D. ZAGAISKI, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in DeSoto County, Mississippi, more particularly described as follows:

Lot 28, COLLEGE GROVE SUBDIVISION, Section A, located in Sections 10 and 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, being more particularly described in Plat Book 13, Pages 50-53, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision..

Taxes for the year 1999 are to be prorated as of the date if this deed and are to be paid by the Grantees when due.

Possession is to be given upon delivery of the deed.

The Grantor warrants that the above described property constitutes no part of his homestead.

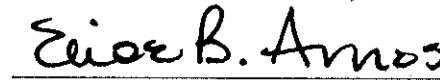
WITNESS my signature this the 9<sup>th</sup> day of August, 1999.

  
JAMES O. SULLIVAN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JAMES O. SULLIVAN who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 9<sup>th</sup> day of August, 1999.

  
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
BONDED THRU STEGALL NOTARY SERVICE

Address of Grantor: P. O. Box 651, Olive Branch, MS 38654

Residence Phone: (662)-895-5556

Business Phone: same

Address of Grantees: 8245 Hunters Creek Dr., Olive Branch, MS 38654

Residence Phone: (662)-895-1697

Business Phone: None

Prepared by: James W. Amos, Esq., MSB #1559

2430 Caffey St., Hernando, MS 38632

Phone: (601)-429-7873